

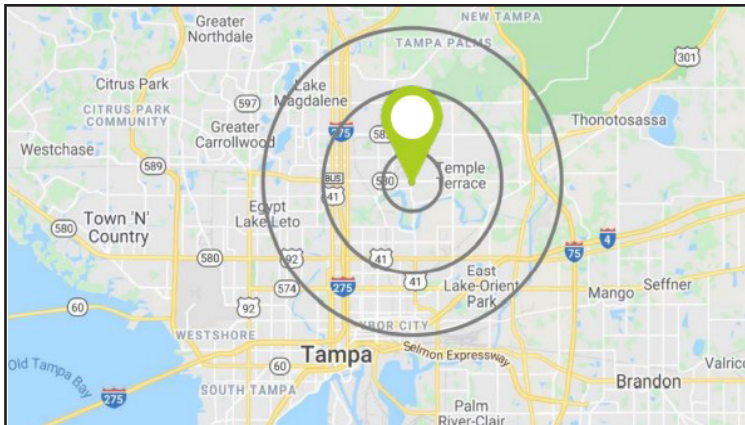
FORMER CVS FOR LEASE

4001 E Busch Blvd, Tampa, FL 33617



PROPERTY HIGHLIGHTS:

- 10,880 SF Free Standing Building for Lease with abundant parking and highway pylon signs.
- Former CVS across from Busch Gardens just East of Interstate 275, the main highway traveled through Tampa.
- Excellent location at High Traffic signalized intersection of E Busch Blvd (43,000 AADT) and N 40th St (29,000 AADT)
- Population of over 130,000 within a 3 mile radius; over 285,000 within 5 mile radius.
- Sublease Available through 1/31/28



KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2021 Estimated Population	12,907	133,124	288,620
2021 Estimated Households	5,306	50,329	113,056
INCOME			
2021 Estimated Avg HH Income	\$52,166	\$52,762	\$60,706
AGE			
Median Age	35	34	35
DAYTIME DEMOS			
Number of Businesses	497	5,991	15,040
Number of Employees	2,482	47,130	120,303
Total Daytime Population	6,740	94,179	215,633
TRAFFIC COUNTS			
E Busch Blvd	43,000 AADT		
N 40th St	29,000 AADT		



FOR LEASING INFORMATION:

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